



Halton Borough Council
Housing Baseline
Report 2012



2011/12 Headline findings and observations

- **328 gross completions** – 144 of these were affordable homes (44%) (Compared to 145 gross in 2010/11)
- **5 demolitions** (Compared to 89 demolitions in 2010/11)
- **323 net completions** (Compared to 173 net completions in 2010/11)
- **64 units currently under construction** (Compared to 186 under construction in 2010/11)

2011/12 Completions by dwelling type and bedroom capacity

	Houses				Flat Maisonettes or Apartments			
	1 Bed	2 Bed	3 Bed	4 Bed	1 Bed	2 Bed	3 Bed	4 Bed
RSL	1	6	32	8	0	97	0	0
Private Sector	4	6	51	63	16	34	6	4

The most popular type of units delivered were two bed apartments, where 131 were delivered (of which 74% were affordable. Compared against last year, 102 two bed apartments were constructed, of which 53% were affordable.

The most popular type of units delivered in the private sector were four bed houses, where 63 were delivered. This compares against last year where 48 four bed houses were built.

2010/11	Halton
Net completions Apr 2011 to March 2012	323
Dwellings under construction @ 31 st March 2012	64
NW RSS annualised average target	500
Surplus/deficit against RSS annualised average @31 st March 2012	-177 35% of total
Annual NII54 Target required for central government returns	159
Surplus/deficit against annual NII54 Target @31 st March 2012	164 106% of total

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I. Scope of the Report

I.1 This report draws on site development information gathered for the annual publication of the Dwelling Completions Register 2012 (Appendix A) and Halton Residential Land Availability Register 2011/12 (Appendix B). It provides baseline data on land availability and take-up rates for housing within Halton Borough over the period 2003-2012 and provides information about actual rates of residential development achieved over this period.

I.2 The report will refer to the following key indicators:

- To achieve the annual average rate of housing provision net of clearance replacement of 552 units per annum
 - Regional Spatial Strategy for the North West¹ (Policy L4)
 - Halton Core Strategy Local Plan document (May 2011) Policy CS3
- To achieve an average density on new developments, of between 30 – 50 units per hectare
 - Halton Unitary Development Plan (Policy H2)
 - To ensure efficient use of land, a minimum density of 30 dwellings per hectare will be sought. In more accessible locations, densities of 40 dph or greater should be achieved
 - Halton Core Strategy Local Plan document (May 2011)² Policy CS3

¹ The Regional Spatial Strategy for the North West currently forms part of the development plan for Halton (along with the UDP). However, it is the intention of the current Government to abolish the Regional Strategies through the introduction of the Localism Act. See: **Letter to Chief Planning Officers: Abolition of Regional Strategies 10 November 2010** (available at: www.communities.gov.uk/publications/planningandbuilding/letterabolitionregional). Therefore although RSS is currently still valid, it needs to be acknowledged that it has a limited longevity.

² The Halton Core Strategy is nearing finalisation and the plan period dates from 2010-2028. As such, completions in the monitoring year 2011/12 would contribute towards meeting Core Strategy targets.

- To achieve at least the specified percentage of new housing on previously developed land (PDL), including conversions, gains and losses
 - At least 40% in accordance with Core Strategy Revised Proposed Submission document (May 2011) Policy CS3
 - At least 55% in accordance with Halton Unitary Development Plan (Policy S18)

2. Planning Policy Context

2.1 This report seeks to inform the Local Development Framework Annual Monitoring Report which is produced annually each autumn to report on performance in the previous financial year, dating from 1st April to 31st March. It contains indicators which monitor the performance in Halton for residential completions, namely:

- gross and net dwellings completed
- proportion of dwellings completed on previously developed (brownfield) land
- completions by house type and bed spaces
- delivery of affordable units
- density of housing completions

2.2 The current adopted planning policy framework for the Borough is set out in the Halton Unitary Development Plan (2005). A number of policies within this document have been replaced by policies contained in the adopted Halton Core Strategy Local Plan. Appendix 4 of the Core Strategy lists those policies that have been replaced. The Core Strategy has introduced a revised housing target of 552 dwellings pa, an affordable housing requirement for certain residential developments, and revised previously developed land and density targets. The Core Strategy covers a period to 2028. The base date of the Core Strategy for implementation and monitoring purposes is 2010 therefore completions during this monitoring period from 2011/12 will contribute towards meeting the Core Strategy targets.

3. Strategic Context

3.1 The Regional Spatial Strategy (RSS) currently forms part of the development plan for Halton. The Regional Spatial Strategy sets an annual requirement of 500 dwellings for Halton over the period from 2003 -2021. It also sets out a shared target for Halton (with St Helens) of at least 65% of residential development to be on previously developed land. It does not set targets for affordable housing provision or minimum densities to be achieved, as this is left to be determined through local planning policies. As noted on page 3, the Government intends to abolish Regional Strategies through the introduction of the Localism Act, therefore the longevity of regional housing targets is limited. However, at present they are still valid and were in place during the whole of the monitoring period that this report concerns.

4. Proportion of dwellings provided on previously developed land and through conversion of an existing building 2011/12

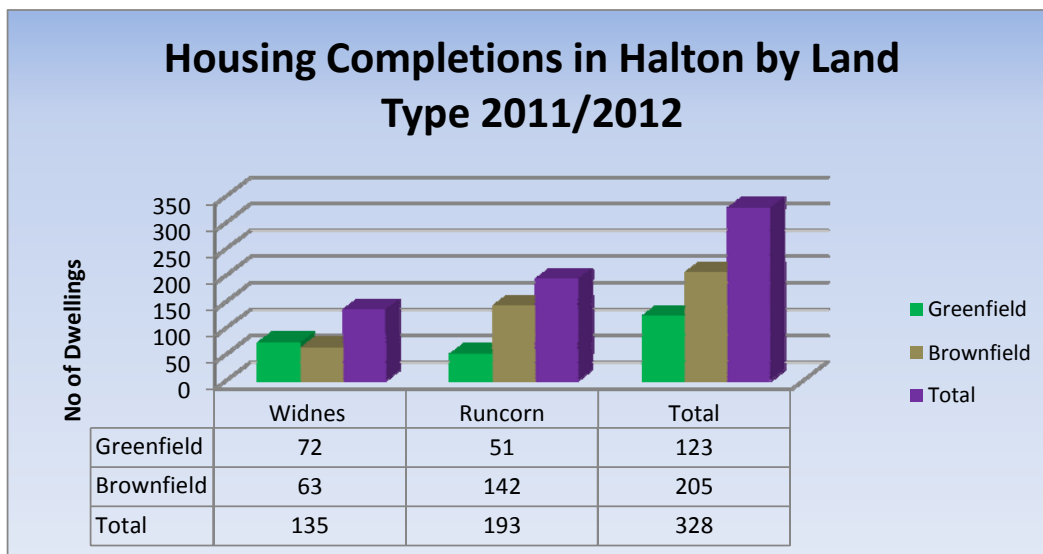
4.1 The percentage of homes built on previously developed land in Halton during 2011/12 is 62%. It should be noted that this figure includes gains and losses through conversions but not demolitions. It is essential to understand the reasons for this continued increase, which does not flow from an actual increase in the number of sites coming forward on previously developed Land for development rather an increase in the pace of development on known sites.

PDL Completions of 205 units divided by Gross completions of 328 units x 100 = 62% of dwellings on PDL

4.2 Therefore the 2011/12 recorded level of delivery for residential development on previously development land has achieved that of the UDP and regional (RSS – L4) targets, and has met the emerging Core Strategy target of 40% of development completed on previously developed land. This performance reflects the long term pattern of development promoted in the UDP, where Phase I sites allocated in the UDP were predominantly on brownfield land. As the sites in the earlier phases are constructed, the allocated sites in the later phases of UDP policy HI have come forward which are predominantly on greenfield sites.

4.3 In future the number of completions on greenfield sites is expected to rise as existing commitments are completed. The proportion of completions on PDL is expected to fall from 62% in line with the remaining housing allocations on PDL in Policy HI of the Halton Unitary Development Plan.

Figure I - Housing Completions in Halton by Land Type



5. Completed Housing Development

5.1 Table I shows the overall net dwelling gain completion rates over the period April 2003/2012. Analysis of the table shows that net dwelling gain has increased from 173 in the period 2010/2011 to 323 in the period 2011/2012.

5.2 It is clear that the completion of 323 net dwelling gain (ndg) for 2011/12, although an increase in number completed in 2010/11, still falls short of the targets in both the RSS for the North West and the emerging Halton Core Strategy. This lack of delivery is associated with the effects of the economic downturn, and the slowdown in the property market generated initially by the subprime mortgage crisis in the USA.

Table I - Completed Housing Development in Halton April 2003 – March 2012

Halton	Net Dwelling Gain	Losses from demolitions And Conversions	Gross Dwelling Gain
2003/04	177	439	616
2004/05	405	108	513
2005/06	741	3	744
2006/07	419	143	562
2007/08	314	232	546
2008/09	393	4	397
2009/10	114	110	224
2010/11	173	89	262
2011/12	323	5	328

Table 1a - Completions in Halton (Greenfield / Brownfield) April 2003- March 2012

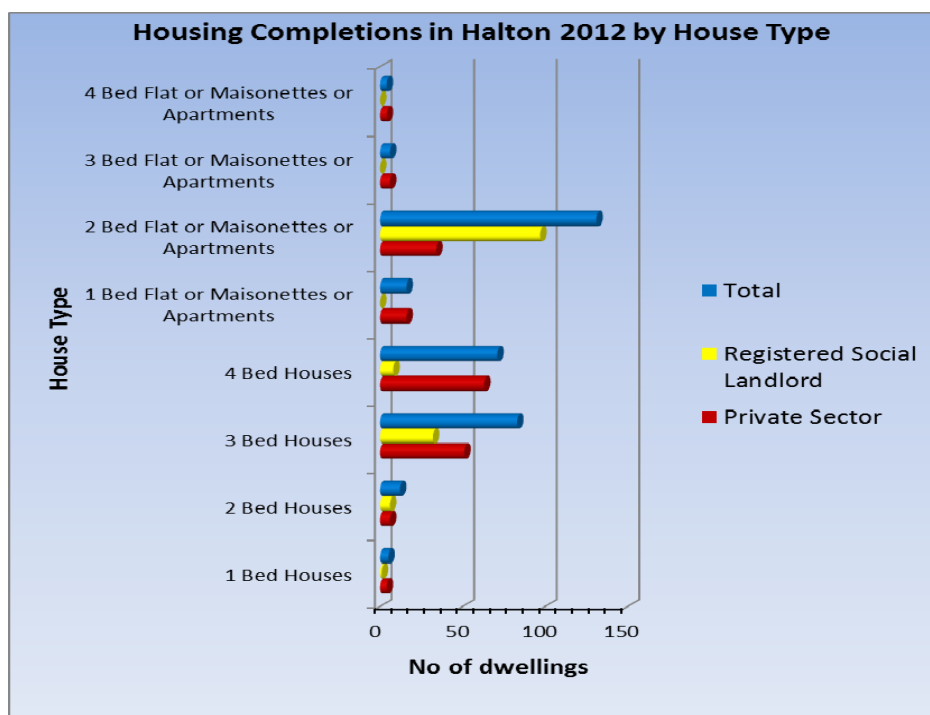
	Halton	Greenfield	Brownfield
2003/04		359	257
2004/05		202	311
2005/06		402	342
2006/07		70	492
2007/08		80	466
2008/09		43	354
2009/10		66	158
2010/11		120	142
2011/12		123	205

5.3 Table 2 and Figure 2 below provide a breakdown of completed residential development in Halton during the period 2011/12 by the type of dwelling constructed. Analysis shows that two bed apartments have been the most popular dwelling type to be constructed in this period, followed by three bed houses.

Table 2 - Completed Housing by Type in Halton 2012

House Types	Private Sector	Registered Social Landlord	Total
1 Bed Houses	4	1	5
2 Bed Houses	6	6	12
3 Bed Houses	51	32	83
4 Bed Houses	63	8	71
1 Bed Flat or Maisonettes or Apartments	16	0	16
2 Bed Flat or Maisonettes or Apartments	34	97	131
3 Bed Flat or Maisonettes or Apartments	6	0	6
4 Bed Flat or Maisonettes or Apartments	4	0	4
Total	184	144	328

Figure 2 - Housing Completions in Halton 2011/2012 by house type



5.4 High quality design, which incorporates higher densities, maximises the use of the land and can also lead to higher quality environments. In Halton during this reporting period, table 3 below provides the number of dwellings on schemes of more than five dwellings that have been completed at densities of:

- less than 30 dwellings,
- between 30 and 50 dwellings and;
- above 50 dwellings per hectare.

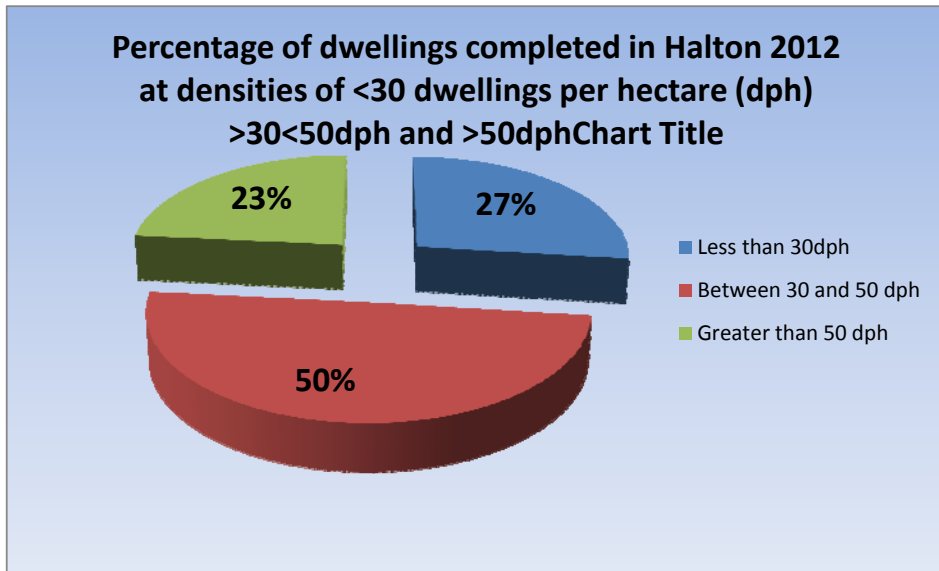
5.5 It is clear from the data in Table 3 that the vast majority of residential development completed in 2011/12 in the Borough was completed at densities of between 30-50dph. No developments were completed at dwellings of less than 30dph. Therefore the target for minimum densities from the Halton UDP and emerging Core Strategy have been met in the monitoring period from 2011/12.

Table 3 - Density of Completed housing development in Halton 2012

Density of completed housing development in Halton 2011/12	Number of Dwellings	Percentage	Number of Sites
Gross completions at a density of less than 30 dwellings per hectare	39	27%	3
Gross completions at a density of between 30-50 dwellings per hectare	72	50%	4

Gross completions at a density above 50 dwellings per hectare	34	23%	1
Total Completions on sites of 5 or more dwellings	145	100%	8

Figure 3 - Density of completed housing development in Halton 2011/2012



6. Residential Land Availability in Halton 2012

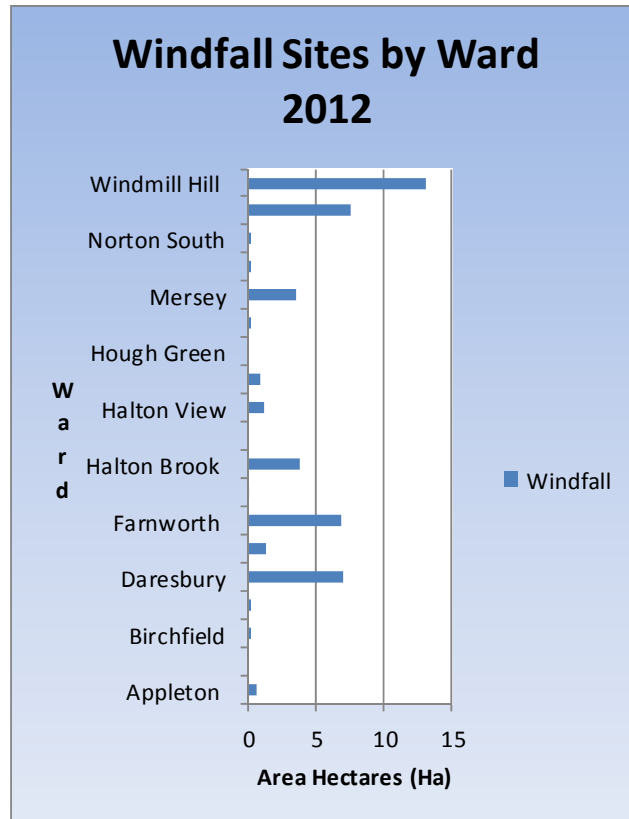
6.1 The following section will provide a breakdown of the supply of housing land in the Borough as at the 31 March 2012. The components for supplying the RSS requirement of 500 dwellings per year have been divided into two categories namely:

- Sites allocated in the UDP for residential development
- Windfall Sites (this may include sites identified within the Halton Strategic Housing Land Availability Assessment (SHLAA))

6.2 Windfall sites are those, which have not been specifically identified in the UDP, but come forward for residential development through the development control process via the submission of a planning application. Given that the Strategic Housing Land Availability Assessment (SHLAA) process now considers all sites potentially available for housing development in the Borough, those sites which are true “windfall” (i.e. those not considered in the SHLAA) are now far smaller in number. For simplicity, this analysis just takes windfall sites to be those not allocated within the Halton UDP.

6.3 Figure 4 below illustrates windfall sites listed in the residential land supply register by ward.

Figure 4 - Windfall sites by ward 2012



6.4 UDP Allocations are sites allocated for residential development through the development plan process. Figure 5 below illustrates allocated sites that have gained outline/full planning permission or have permitted development rights under section 7.2 of the New Towns Act or are currently under construction or not yet started. Figure 6 below illustrates allocated sites without planning permission. Figure 7 below indicates the spread of properties currently under construction across the Borough's wards. Figures 4, 5, 6 and 7 all include sites on previously developed land and greenfield land.

Figure 5 – Allocated Residential Sites with Planning Permission 2012

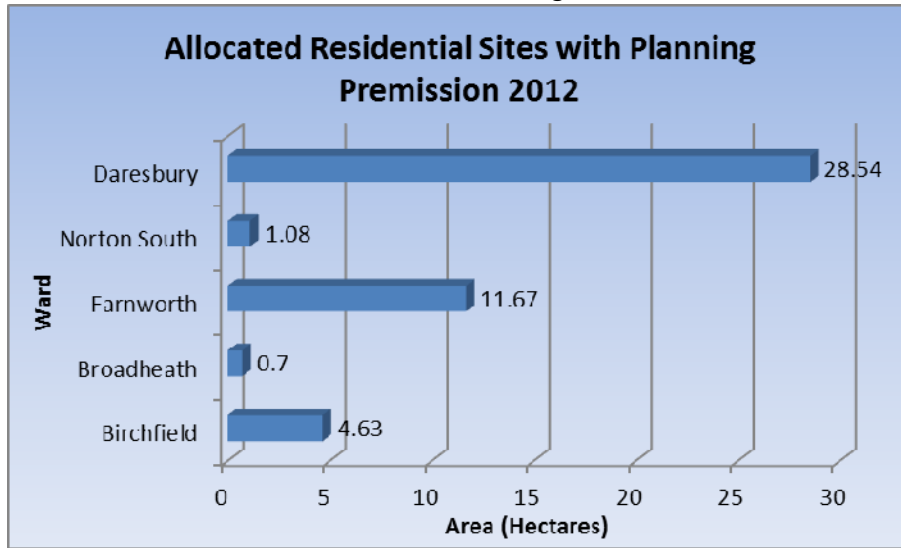


Figure 6 - Allocated Residential Sites without Planning Permission 2012

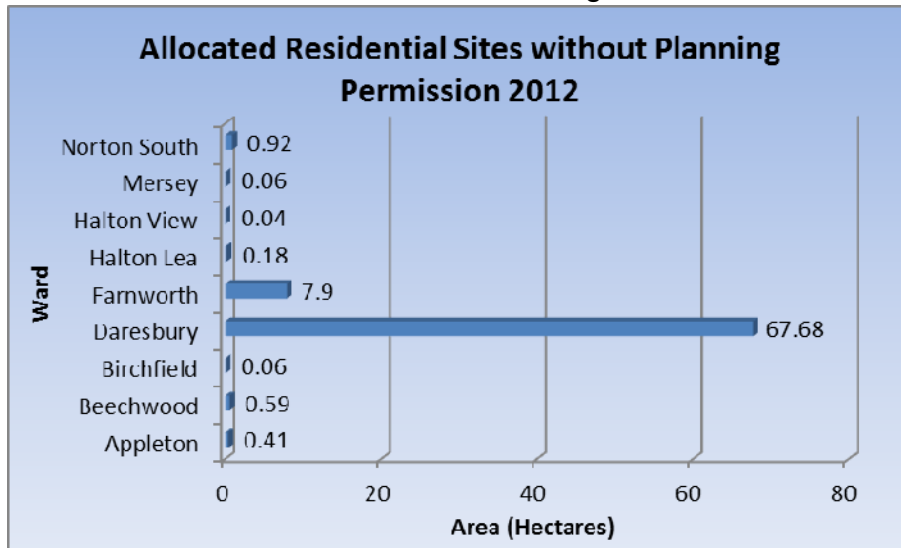
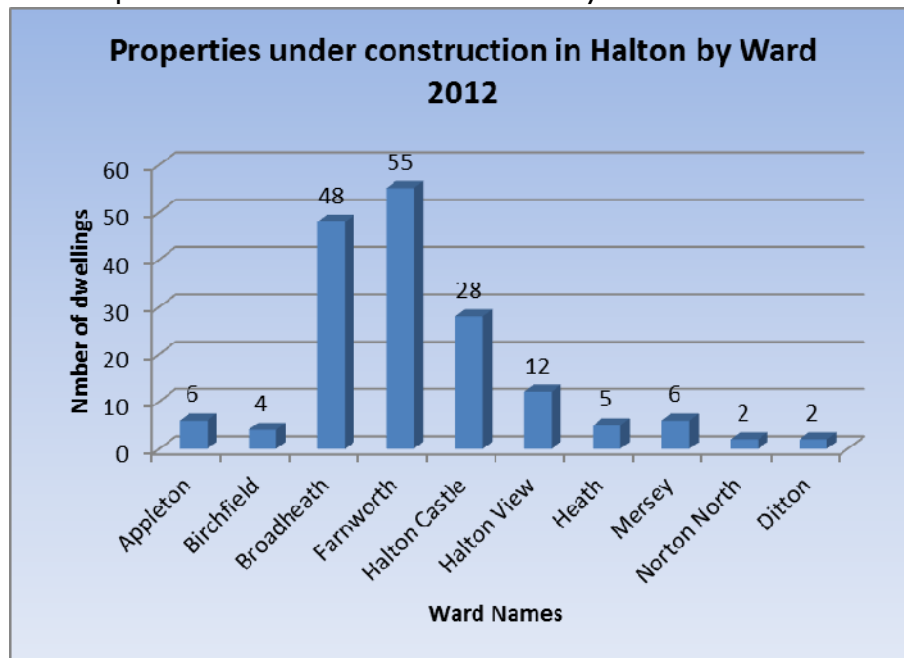


Figure 7 - Properties under construction in Halton by ward 2012



6.4 The current housing land supply in each ward by greenfield and brownfield land is represented by thematic Map 1. This indicates that the wards on the periphery of the Borough such as Farnworth and Birchfield in Widnes, and Daresbury in Runcorn have the greatest percentage of greenfield land available. The more urban wards of Riverside in Widnes and Halton Castle and Mersey in Runcorn have a larger percentage of brownfield land available for development.

6.5 Thematic Map 2 indicates overall land availability for residential development by ward. This shows that the wards of Daresbury and Halton Castle in Runcorn and Farnworth in Widnes have the most amount of land available for future housing development.

6.6 Maps 3 and 4 demonstrate the location of individual sites that make up Halton's Residential Land Availability Register, in Widnes and Runcorn respectively.

6.7 A site-by-site breakdown can be found in Appendix A - Residential Land Completions Register, April 2012.

6.8 A site-by-site breakdown can be found in Appendix B - Residential Land Availability Register, April 2012

Annual Dwelling Completions Register : Year 2011/12

This register identifies all sites that have had dwelling completions for the last year. This includes sites where development is fully complete and sites where development is partially complete i.e. there are still remaining dwellings to be completed on the site. It also presents the annual dwelling completion total.

Sites where development is partially complete are also included in the Housing Land Supply Register. The Housing Land Supply Register contains details of identified available housing development sites. This register costs £5 and can be purchased from the places team or available to download free of charge online at <http://halton.gov.uk>

For further information contact:

Policy, Planning and Transportation

Policy and Resources Directorate
Halton Borough Council

Municipal Building

Kingsway

Widnes WA8 7QF

Tel:0151 511 7662

TOWN:

Runcorn

LAND STATE:

Siteref	Ward	Address	Total Capacity	New Build	Gain Conv.	Loss Dems	Loss Conv.	Remaining Capacity
8339 0	Heath	Old Hall, Cavendish Farm Road Weston	1	0	0	0	0	1

Sum of Dwelling Gain / Losses on:

0 0 0 0

LAND STATE:

Brownfield

Siteref	Ward	Address	Total Capacity	New Build	Gain Conv.	Loss Dems	Loss Conv.	Remaining Capacity
938 0	Mersey	Trinity Street (adj. Holy Trinity Church)	6	0	0	0	0	6
8010 0	alton Broc	Land at Grange Road North Wicksten Drive	3	0	0	0	0	3
8133 0	Mersey	2 Edgerton Street	1	0	0	0	0	1
8181 0	Mersey	Old Quay Mersey Road	466	40	0	0	0	178
8191 2	alton Cast	Castlefields shopping centre and adj land	25	25		0	0	0
8210 1	alton Cast	101- 244 Hedge Hey (Ph2) Castlefields	34	34	0	0	0	0
8213 0	Mersey	27 Leinster Street	3	3	0	0	0	0
8215 0	orton Nor	Adj 3 Delphfield	1	1	0	0	0	0
8232 0	Mersey	79 - 93 High Street	77	0	0	0	0	77
8240 0	indmill H	Castlefields Ave East Regenration Area	355	0	0	0	0	355
8247 0	Heath	177 - 181 Heath Road	12	7	0	0	0	5
8255 0	alton Broc	Former Express Dairies Site Sewell St Perry St	81	0	0	0	0	81
8267 0	Mersey	12 Regent Street	1	0	1	0	0	0

8268	0	alton Cast	Panorama Hotel Castle Road		15	0	0	0	0	15	
8273	0	alton Cast	Ivy House	Marsh lane Astmooor Ind Esta	0	0	0	1	0	0	
8274	0	Mersey	Victoria Road	Adj to St Johns Presbyterian C	9	0	0	0	0	9	
8277	0	Mersey	Thomas Street		4	0	0	0	0	2	
8278	0	orton Nor	Norton Village		4	3	0	0	0	1	
8281	0	Mersey	10 to 12 York Place		2	0	0	0	2	2	
8285	0	alton Cast	Adj casa castana The Common	Halton Village	1	1	0	0	0	0	
8288	0	Daresbury	Daresbury Hall		31	0	0	0	0	31	
8290	0	Mersey	Surrey Street Garage	Surrey Street	31	0	0	0	0	31	
8303	0	orton Sou	The Dray Mullion Close		1	0	0	0	0	1	
8304	0	Daresbury	1 Pipistrelle Barn	Chester Road	1	0	0	0	0	1	
8305	0	alton Cast	5 Holt lane		4	0		0	0	4	
8311	0	alton Cast	Woodlands Walk Castlefields		89	18	0	0	0	71	
8316	0	Heath	15 & 17 Oxford Road		2	2	0	0	0	0	
8317	0	orton Nor	Clarendon Close		2	0	0	0	0	2	
8320	0	Mersey	60 Devonshire Place		1	1	0	0	0	0	
8321	0	Mersey	32 Irwell Lane		1	0	0	0	1	1	
8324	0	alton Cast	1,2,3-1001-108 and 201-212 Spin		9	0	0	0	0	9	
8328	0	Heath	Bridge Cottage Cholmondeley Ro		0	0	0	0	0	0	
8330	0	orton Nor	Lodge Farm Norton Village		6	6	0	1	0	0	
8331	0	Mersey	87 High Street		3	0	0	0	0	3	
8338	0	alton Cast	9 De Lacy Row		3	0	0	0	0	3	

Sum of Dwelling Gain / Losses on: Brownfield 141 1 2 3

LAND STATE: Greenfield

Siteref	Ward	Address	Total Capacity	New Build	Gain Conv.	Loss Dems	Loss Conv.	Remaining Capacity
406 34	Daresbury	Sandymoor	19	0	0	0	0	19
406 35	Daresbury	Site 28 Sandymoor	90	4	0	0	0	0
406 31	Daresbury	Sandymoor new	34	0	0	0	0	34
406 36	Daresbury	Sandymoor South	469	0	0	0	0	469
914 1	orton Sou	Penare Brookvale Avenue North	24	0	0	0	0	24
916 0	Beechwood	Beechwood	12	0	0	0	0	12
918 0	Daresbury	Poplar Farm Sandymoor	150	0	0	0	0	150
8031 0	Halton Lea	Land at Palacefields	10	0	0	0	0	10
8044 0	Daresbury	North of Delph Lane	510	0	0	0	0	510
8045 0	Daresbury	East of Delph Lane	259	0	0	0	0	259
8059 1	Daresbury	Manor Farm 129 Runcorn Road	3	0	3	0	0	0
8241 0	alton Broc	Halton Brook Neighbourhood Ce Halton Brook	78	0	0	0	0	78
8241 1	alton Broc	Halton Brook Site 2 Brackendale	26	26	0	0	0	0
8241 2	alton Broc	Halton Brook Site 1	10	10	0	0	0	0
8262 0	orton Nor	Land to rear 31 Norton Village	2	1	0	0	0	1
8292 0	Heath	5 Weston Road	1	0	0	0	0	1
8293 0	Grange	19 Cawley Street	1	1	0	0	0	0
8298 0	Grange	Rear 106 Ivy Street	2	0	0	0	0	2
8299 0	Mersey	Plots 1-6 Fisher Court Fisher Street	9	6	0	0	0	3
8319 0	Heath	Waterworks Cottage off Highland	1	0	0	0	0	1
Sum of Dwelling Gain / Losses on:			Greenfield	48	3	0	0	

Sum of Dwelling Gains / Losses in: Runcorn 189 4 2 3

TOWN:

Widnes

LAND STATE:

Brownfield

Siteref	Ward	Address	Total Capacity	New Build	Gain Conv.	Loss Dems	Loss Conv.	Remaining Capacity
921 0	Appleton	Part Fairfield School site Peelhouse Lane	30	0	0	0	0	30
934 0	Ditton	Halebank Road	23	0	0	0	0	23
8001 0	Brookheatl	Liverpool Road	47	0	0	0	0	47
8057 0	Ditton	Halegate Farm Lodge Halegate Road	3	0	0	0	0	2
8063 0	Brookheatl	Land adjacent 192 Liverpool Road	1	0	0	0	0	1
8090 0	Appleton	Parkworks Appleton Village	42	0	0	0	0	33
8119 0	Appleton	Vine Street	10	0	0	0	0	10
8126 0	Appleton	88a- 92 Albert Road	24	0	0	0	0	24
8149 0	Farnworth	100 Farnworth Street	2	0	0	0	0	2
8168 0	Farnworth	54 Lunts Heath Road	1	1	0	0	0	0
8178 0	Riverside	RMC House St Marys Road	90	0	0	0	0	90
8225 0	Kingsway	Plots 3-4 Rose View Avenue	2	0	0	0	0	2
8227 0	Farnworth	Cranshaw Hall Farm Cranshaw Lane	4	0	0	0	0	4
8239 0	Farnworth	Lunts Bridge Farm Lunts Heath Road	4	0	0	0	0	4
8242 0	Walton Vie	Weates Close and Barrows Green Eight Towers	13	0	0	0	0	13
8250 0	Farnworth	24-30 Farnworth Street	14	0	0	0	0	14
8251 0	Ditton	Rear of 353 363 Hale Road	24	0	0	0	0	24
8261 0	Brookheatl	Former British Legion 21-25 Hale Road	20	0	0	0	0	20

8282	0	Appleton	162 Albert Road		1	0	0	0	0	1	
8284	0	Appleton	109 Albert Road		5	0	5	0	0	0	
8286	0	Riverside	4-10 Lacey Street		4	4	0	0	0	0	
8291	0	Kingsway	135 Lower House Lane		3	0	0	0	0	3	
8301	0	Riverside	Clarke Gardens	Lacey Street	18	18	0	0	0	0	
8307	0	Riverside	Tanhouse Lane		624	0	0	0	0	624	
8309	0	Farnworth	Former Eternit Site	Derby Road	116	31	0	0	0	85	
8312	0	lалton Vie'	82-92 Moorfield Road		1	0	0	0	0	1	
8313	0	lалton Vie'	40-42 Ireland St and 47-49 Hough		3	0	0	0	0	3	
8314	0	Farnworth	1 Beaconsfield Road		2	0	0	0	0	2	
8315	0	Kingsway	Rose View Avenue		2	0	0	0	0	2	
8318	0	Appleton	107 Albert Road		2	0	2	0	0	0	
8323	0	lалton Vie'	61-121 Houghton Street		9	0	0	0	0	9	
8325	0	Appleton	27 Appleton Village		3	0	0	0	0	3	
8326	0	Appleton	161 Greenway Road		1	0	0	0	0	1	
8327	0	Appleton	123 Albert Road		3	0	0	0	0	3	
8329	0	Farnworth	71 Derby Road		1	0	0	0	0	1	
8332	0	Ditton	Cock & Trumpet Hale Bank Road		22	0	0	0	0	22	
8333	0	Riverside	Brewers Fayre Venture Fields	Land Adj Earle Rd/Ashley Wa	2	0	2	0	0	0	
8334	0	Ditton	Widnes Timber Foundry Lane		14	0	0	0	0	14	
8335	0	Farnworth	Rivendell Close		20	0	0	0	0	20	

Sum of Dwelling Gain / Losses on: Brownfield 54 9 0 0

LAND STATE: Greenfield

Siteref	Ward	Address	Total Capacity	New Build	Gain Conv.	Loss Dems	Loss Conv.	Remaining Capacity
26 16	Birchfield	Upton Rocks, Parcel H3	99	17	0	0	0	30
865 4	Farnworth	Knights House Farm Barrows Green Lane	1	0	0	0	0	1
958 0	Farnworth	Rear of Cronton Lane	39	4	0	0	0	35
960 0	Farnworth	Glebe Farm	143	0	0	0	0	143
960 1	Farnworth	Glebe Farm Lunts Heath Road	3	0	0	0	0	3
966 1	Farnworth	Norlands Lane East St Aidens Drive	74	15	0	0	0	59
3004 0	Birchfield	Land Between 51 & 57 Tynwald Cresnet	2	0	0	0	0	2
5012 0	Farnworth	Land Between 5-11 Gleneagles Drive	1	0	0	0	0	1
7001 0	alton Vie	Land adj 143 Barrows Green Lane	1	0	0	0	0	1
8003 0	Farnworth	Cronton Lane	26	12	0	0	0	14
8200 0	Farnworth	Dawsons Dance Centre Off Lunts Heath Road	18	0	0	0	0	18
8202 0	Birchfield	Queensbury Way / Lanark Garden	6	0	0	0	0	6
8211 0	Farnworth	Harefield Farm Warrington Road	1	0	1	0	0	0
8248 0	alton Vie	19 - 29 Crow Wood Lane	6	0	0	0	0	6
8259 0	Birchfield	Lanark Gardens/Queensbury Way	1	0	0	0	0	1
8275 0	ough Gre	18a Hough Green Road	1	0	0	0	0	1
8289 0	Kingsway	30 Bradshaw Street	2	0	0	0	0	2
8300 0	roadheatl	Former Our Lady of Perpetual Su Avondale Drive	22	22	0	0	0	0
8308 0	alton Vie	104 Ireland Street	1	1	0	0	0	0
8322 0	Birchfield	8 Chapel Lane	1	0	0	0	0	1
8336 0	Farnworth	Wilmere Lane	1	0	0	0	0	1

8337	0	Farnworth	Harefield Farm Barn	Warrington Road		1	0	0	0	0	1	
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Sum of Dwelling Gain / Losses on: Greenfield 71 1 0 0

Sum of Dwelling Gains / Losses in: Widnes 125 10 0 0

Grand Totals of Dwelling GAINS in Halton Borough 328

Grand Totals of Dwelling LOSSES in Halton Borough 5

This register contains details of housing development sites that are allocated for housing development and / or have planning permission for housing development.

Sites where development is already complete are not included on the register since they are no longer available for development. However, sites where development is only partially complete (i.e. with some dwellings still under construction or not yet started) are included on the register.

The Annual Dwelling Completions Register identifies all the sites that have had dwelling completions in the year through new build or conversions leading to more dwelling units. Sites upon which demolitions or conversions leading to losses of dwellings have occurred are also added to enable the calculation of net housing figures. It also provides a summary of the annual dwelling gains and losses. This register costs £5 and can also be purchased from the places team or ordered online at <http://www.halton.gov.uk>.

For further information contact:

Policy, Planning and Transportation
Halton Borough Council
Municipal Building
Kingsway
Widnes WA8
7QF

Tel: 0151 511 7662

NOTES ON SITE SCHEDULE

Site Reference

All sites have a reference number. In order to cater for larger sites that have been sub-divided into smaller sites, sub numbers are used for identification purposes.

Site Address

Location of site and ward information.

Planning Permission Status

A valid planning permission is required before development can start on a site. This includes sites allocated in the adopted Local Plan. This column indicates the condition of any planning permissions granted on the site including identifying whether a site has full planning permission or outline planning permission. Note planning permissions are only valid for 3 years.

UDP Allocation

The adopted UDP allocates for release a proportion of land to accommodate the required number of dwellings over the plan period. However, there will be some sites that come forward for development over the plan period (e.g. through redevelopment) which were not previously identified in the Plan, but which make an important contribution to the available housing land supply. This column indicates whether the site was allocated in the UDP or has since come forward as a 'windfall'.

Total Capacity and Remaining Capacity of Site (number of dwellings)

Total Capacity refers to the number of proposed dwellings where there is a valid planning permission on the site, or the potential capacity the site where there is no valid planning permission on the site. The potential capacity is calculated by assuming a density of 30 dwellings per hectare, which is the lowest density that would be permitted on a site in accordance with recent government guidance. This column therefore states the calculated / assumed density in numbers of dwellings. Remaining Capacity is the number of remaining dwellings to be built before the site is completed. Total Capacity minus Remaining Capacity equals the number of dwellings that have been completed on a site.

Site Area (Hectares)

The site areas have been measured in hectares using MapInfo GIS. This allows the area of the site to be calculated by defining the site boundary on OS 1:1250 maps and using computational geometry to give the area.

Land Status

Development on previously used land is called 'brownfield development' and development on virgin land is called 'greenfield development'. In classifying sites the definition of 'brownfield land'. This column indicates whether the site is greenfield or brownfield.

Site Ref	Site Address	Ward	Planning Application Status	Plan Status	Total Capacity (dwellings)	Remaining Capacity	Site Area (Hectares)	Land State
TOWN: Runcorn								
406 / 16	Sandymoor 16	Daresbury		Allocated in UDP	20	20	0.82	Greenfield
406 / 17	Sandymoor 17	Daresbury		Allocated in UDP	69	69	1.94	Greenfield
406 / 18	Sandymoor 18	Daresbury		Allocated in UDP	76	76	2.48	Greenfield
406 / 19	Sandymoor 19	Daresbury		Allocated in UDP	37	37	0.32	Greenfield
406 / 20	Sandymoor 20	Daresbury		Allocated in UDP	51	51	1.51	Greenfield
406 / 21	Sandymoor 21	Daresbury		Allocated in UDP	87	87	2.56	Greenfield
406 / 22	Sandymoor 25	Daresbury		Allocated in UDP	100	100	3.87	Greenfield
406 / 23	Sandymoor 28	Daresbury		Allocated in UDP	100	100	2.6	Greenfield
406 / 30	Sandymoor 17A	Daresbury		Allocated in UDP	14	14	0.67	Greenfield
406 / 31	Sandymoor new	Daresbury	Outline Planning Permission	Allocated in UDP	34	34	0.37	Greenfield
406 / 33	Sandymore 33	Daresbury		Allocated in UDP	149	149	4.03	Greenfield
406 / 34	Sandymoor	Daresbury	Outline Planning Permission	Allocated in UDP	19	19	0.63	Greenfield
406 / 36	Sandymoor South	Daresbury	Outline Planning Permission	Allocated in UDP	469	469	27.54	Greenfield
812 / 0	Stockham Lane Adj. Woodfalls Farm	Norton South		Allocated in UDP	12	12	0.36	Greenfield
914 / 1	Penare Brookvale Avenue North	Norton South	Full Planning Permission	Allocated in UDP	24	24	1.08	Greenfield
916 / 0	Beechwood	Beechwood		Allocated in UDP	12	12	0.59	Greenfield

Site Ref	Site Address	Ward	Planning Application Status	Plan Status	Total Capacity (dwellings)	Remaining Capacity	Site Area (Hectares)	Land State
918 / 0	Poplar Farm Sandymoor	Daresbury		Allocated in UDP	150	150	4.85	Greenfield
938 / 0	Trinity Street (adj. Holy Trinity Church)	Mersey		Allocated in UDP	6	6	0.06	Brownfield
954 / 0	Wharford Farm	Daresbury		Allocated in UDP	390	390	13	Greenfield
955 / 0	Woodfalls Farm	Norton South		Allocated in UDP	17	17	0.56	Greenfield
8010 / 0	Land at Grange Road North Wicksten Drive	Halton Brook	Outline Planning Permission		3	3	0.064	Brownfield
8031 / 0	Land at Palacefields	Halton Lea		Allocated in UDP	10	10	0.18	Greenfield
8044 / 0	North of Delph Lane	Daresbury		Allocated in UDP	510	510	20.36	Greenfield
8044 / 1	Poplar Farm Delph Lane	Daresbury		Allocated in UDP	1	1	0.03	Brownfield
8045 / 0	East of Delph Lane	Daresbury		Allocated in UDP	259	259	8.64	Greenfield
8133 / 0	2 Edgerton Street	Mersey	Full Planning Permission		1	1	0.006	Brownfield
8179 / 1	Campus Drive / Percival Lane	Mersey	Full Planning Permission		42	42	0.2	Brownfield
8181 / 0	Old Quay Mersey Road	Mersey	Full Planning Permission		466	178	2.63	Brownfield
8232 / 0	79 - 93 High Street	Mersey	Full Planning Permission		77	77	0.26	Brownfield
8240 / 0	Castlefields Ave East Regeneration Area	Windmill Hill	Outline Planning Permission		355	355	13.1	Brownfield
8241 / 0	Halton Brook Neighbourhood Centre Halton Brook	Halton Brook	Full Planning Permission		78	78	3.07	Greenfield
8247 / 0	177 - 181 Heath Road	Heath	Full Planning Permission		12	5	0.65	Brownfield
8255 / 0	Former Express Dairies Site Sewell St Perry St	Halton Brook	Full Planning Permission		81	81	0.66	Brownfield
8262 / 0	Land to rear 31 Norton Village	Norton North	Full Planning Permission		2	1	0.1	Greenfield

Site Ref	Site Address	Ward	Planning Application Status	Plan Status	Total Capacity (dwellings)	Remaining Capacity	Site Area (Hectares)	Land State
8268 / 0	Panorama Hotel Castle Road	Halton Castle	Full Planning Permission		15	15	0.22	Brownfield
8277 / 0	Thomas Street	Mersey	Full Planning Permission		4	2	0.07	Brownfield
8278 / 0	Norton Village	Norton North	Full Planning Permission		4	1	0.12	Brownfield
8288 / 0	Daresbury Hall	Daresbury	Full Planning Permission		31	31	7.06	Brownfield
8290 / 0	Surrey Street Garage Surrey Street	Mersey	Full Planning Permission		31	31	0.2	Brownfield
8298 / 0	Rear 106 Ivy Street	Grange	Outline Planning Permission		2	2	0.1	Greenfield
8299 / 0	Plots 1-6 Fisher Court Fisher Street	Mersey	Full Planning Permission		9	3	0.13	Greenfield
8303 / 0	The Dray Mullion Close	Norton South	Full Planning Permission		1	1	0.21	Brownfield
8304 / 0	1 Pipistrelle Barn Chester Road	Daresbury	Full Planning Permission		1	1	0.03	Brownfield
8305 / 0	5 Holt lane	Halton Castle	Full Planning Permission		4	4	0.07	Brownfield
8311 / 0	Woodlands Walk Castlefields	Halton Castle	Full Planning Permission		89	71	3.27	Brownfield
8317 / 0	Clarendon Close	Norton North	Full Planning Permission		2	2	0.07	Brownfield
8319 / 0	terworks Cottage off Highland R	Heath	Full Planning Permission		1	1	0.1	Greenfield
8324 / 0	1001-108 and 201-212 Spinney	Halton Castle	Full Planning Permission		9	9	0.21	Brownfield
8328 / 0	ridge Cottage Cholmondeley Roa	Heath	Full Planning Permission		0	0	0.06	Brownfield
8331 / 0	87 High Street	Mersey	Full Planning Permission		3	3	0.01	Brownfield
8338 / 0	9 De Lacy Row	Halton Castle	Full Planning Permission		3	3	0.11	Brownfield
8339 / 0	Old Hall, Cavendish Farm Road Weston	Heath	Full Planning Permission		1	1	0.129	

Site Ref	Site Address	Ward	Planning Application Status	Plan Status	Total Capacity (dwellings)	Remaining Capacity	Site Area (Hectares)	Land State
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Totals For Runcorn: 3943 3618 132 (Ha)

TOWN: Widnes

Site Ref	Site Address	Ward	Planning Application Status	Plan Status	Total Capacity (dwellings)	Remaining Capacity	Site Area (Hectares)	Land State
15 / 1	Kemberton Drive	Farnworth	Full Planning Permission	Allocated in UDP	41	41	0.03	Greenfield
26 / 16	Upton Rocks, Parcel H3	Birchfield	Full Planning Permission	Allocated in UDP	99	30	4.63	Greenfield
865 / 4	Knights House Farm Barrows Green Lane	Farnworth	Full Planning Permission	Allocated in UDP	1	1	0.03	Greenfield
921 / 0	Part Fairfield School site Peelhouse Lane	Appleton		Allocated in UDP	30	30	0.38	Brownfield
942 / 0	24 - 28 Widnes Road (Upper floors)	Appleton		Allocated in UDP	5	5	0.03	Brownfield
958 / 0	Rear of Cronton Lane	Farnworth	Full Planning Permission	Allocated in UDP	39	35	1.62	Greenfield
960 / 0	Glebe Farm	Farnworth	Full Planning Permission	Allocated in UDP	143	143	6.75	Greenfield
960 / 1	Glebe Farm Lunts Heath Road	Farnworth	Outline Planning Permission	Allocated in UDP	3	3	0.17	Greenfield
961 / 0	Barrows Green Lane	Farnworth		Allocated in UDP	155	155	5.11	Greenfield
966 / 0	Norland's Lane East	Farnworth		Allocated in UDP	80	80	2.75	Greenfield
966 / 1	Norlands Lane East St Aidens Drive	Farnworth	Full Planning Permission	Allocated in UDP	74	59	2.21	Greenfield
3004 / 0	Land Between 51 & 57 Tynwald Crescent	Birchfield		Allocated in UDP	2	2	0.066	Greenfield
5012 / 0	Land Between 5-11 Gleneagles Drive	Farnworth		Allocated in UDP	1	1	0.04	Greenfield
8001 / 0	Liverpool Road	Broadheath	Full Planning Permission	Allocated in UDP	47	47	0.7	Brownfield
8003 / 0	Cronton Lane	Farnworth	Full Planning Permission	Allocated in UDP	26	14	0.86	Greenfield

Site Ref	Site Address	Ward	Planning Application Status	Plan Status	Total Capacity (dwellings)	Remaining Capacity	Site Area (Hectares)	Land State
8057 / 0	Halegate Farm Lodge Halegate Road	Ditton	Full Planning Permission		3	2	0.23	Brownfield
8063 / 0	Land adjacent 192 Liverpool Road	Broadheath	Full Planning Permission		1	1	0.04	Brownfield
8090 / 0	Parkworks Appleton Village	Appleton	Full Planning Permission		42	33	0.3	Brownfield
8119 / 0	Vine Street	Appleton	Full Planning Permission		10	10	0.05	Brownfield
8126 / 0	88a- 92 Albert Road	Appleton	Full Planning Permission		24	24	0.15	Brownfield
8149 / 0	100 Farnworth Street	Farnworth	Full Planning Permission		2	2	0.01	Brownfield
8178 / 0	RMC House St Marys Road	Riverside	Full Planning Permission		90	90	0.5	Brownfield
8200 / 0	Dawsons Dance Centre Off Lunts Heath Road	Farnworth	Full Planning Permission		18	18	0.88	Greenfield
8225 / 0	Plots 3-4 Rose View Avenue	Kingsway	Outline Planning Permission		2	2	0.07	Brownfield
8227 / 0	Cranshaw Hall Farm Cranshaw Lane	Farnworth	Full Planning Permission		4	4	0.68	Brownfield
8239 / 0	Lunts Bridge Farm Lunts Heath Road	Farnworth	Full Planning Permission		4	4	0.19	Brownfield
8242 / 0	ates Close and Barrows Green L Eight Towers	Halton View	Outline Planning Permission		13	13	0.49	Brownfield
8248 / 0	19 - 29 Crow Wood Lane	Halton View	Full Planning Permission		6	6	0.13	Greenfield
8250 / 0	24-30 Farnworth Street	Farnworth	Outline Planning Permission		14	14	0.16	Brownfield
8251 / 0	Rear of 353 363 Hale Road	Ditton	Full Planning Permission		24	24	0.42	Brownfield
8259 / 0	ardens/Queensbury Way PH man	Birchfield	Full Planning Permission		1	1	0.12	Greenfield
8261 / 0	Former British Legion 21-25 Hale Road	Broadheath	Full Planning Permission		20	20	0.25	Brownfield
8282 / 0	162 Albert Road	Appleton	Full Planning Permission		1	1	0.03	Brownfield

Site Ref	Site Address	Ward	Planning Application Status	Plan Status	Total Capacity (dwellings)	Remaining Capacity	Site Area (Hectares)	Land State
8307 / 0	Tanhouse Lane	Riverside	Outline Planning Permission		624	624	7.07	Brownfield
8309 / 0	Former Eternit Site Derby Road	Farnworth	Full Planning Permission		116	85	4.21	Brownfield
8312 / 0	82-92 Moorfield Road	Halton View	Full Planning Permission		1	1	0.19	Brownfield
8313 / 0	12 Ireland St and 47-49 Houghton	Halton View	Full Planning Permission		3	3	0.14	Brownfield
8314 / 0	1 Beaconsfield Road	Farnworth	Full Planning Permission		2	2	0.07	Brownfield
8315 / 0	Rose View Avenue	Kingsway	Outline Planning Permission		2	2	0.17	Brownfield
8322 / 0	8 Chapel Lane	Birchfield	Full Planning Permission		1	1	0.08	Greenfield
8323 / 0	61-121 Houghton Street	Halton View	Full Planning Permission		9	9	0.24	Brownfield
8325 / 0	27 Appleton Village	Appleton	Full Planning Permission		3	3	0.13	Brownfield
8326 / 0	161 Greenway Road	Appleton	Full Planning Permission		1	1	0.02	Brownfield
8327 / 0	123 Albert Road	Appleton	Full Planning Permission		3	3	0.01	Brownfield
8329 / 0	71 Derby Road	Farnworth	Full Planning Permission		1	1	0.01	Brownfield
8332 / 0	Cock & Trumpet Hale Bank Road	Ditton	Full Planning Permission		22	22	0.4	Brownfield
8334 / 0	Widnes Timber Foundry Lane	Ditton	Full Planning Permission		14	14	0.25	Brownfield
8335 / 0	Rivendell Close	Farnworth	Full Planning Permission		20	20	0.44	Brownfield
8336 / 0	Wilmere Lane	Farnworth	Full Planning Permission		1	1	0.11	Greenfield
8337 / 0	Harefield Farm Barn Warrington Road	Farnworth	Full Planning Permission		1	1	0.16	Greenfield

Totals For Widnes: 1849 1708 43.78 (Ha)

Site Ref	Site Address	Ward	Planning Application Status	Plan Status	Total Capacity (dwellings)	Remaining Capacity	Site Area (Hectares)	Land State
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Grand Totals for Halton Borough: 5792 5326 176 (Ha)